

Town and Country Planning Act 1990
Town and Country Planning (General Permitted Development) (England) Order 2015

PRIOR APPROVAL REQUIRED

APPLICATION REFERENCE: 23/00138/TELE

Name and address for correspondence:	Applicant name:
Mr Tom Gallivan Dot Surveying Ltd 14 Inverleith Place Edinburgh EH3 5PZ	Cooke

Part 1 - Particulars of Application

Date of Application: 8 February 2023

Proposal:	Prior notification for proposed 20m monopole including associated equipment cabinets
Location:	Kilworth Street Street Works, Kilworth Street, Rochdale, OL11 3PJ

Part II - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that prior approval **IS REQUIRED** for the development referred to in Part 1 hereof.

Date Decision Issued 3 April 2023

Daniela Ripa
Interim Head of Planning Services

Town and Country Planning Act 1990
Town and Country Planning (General Permitted Development) (England) Order 2015

REFUSAL OF DETAILS

Name and address for correspondence:	Applicant name:
Mr Tom Gallivan 14 Inverleith Place Edinburgh EH3 5PZ	Cooke

Part 1 - Particulars of Application

Date of Application: 8 February 2023

Application No: 23/00138/TELE

Proposal:	Prior notification for proposed 20m monopole including associated equipment cabinets
Location:	Kilworth Street Street Works, Kilworth Street, Rochdale, OL11 3PJ

Part II - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 that approval has been **REFUSED** for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted for the following reason(s):

Reasons:

- 1 The proposed installation, by virtue of its height, massing, siting and appearance, would represent an incongruous feature of the street scene in an area adjacent to a prominent junction, and residential properties. Furthermore, no thorough justified information in relation to alternative ground or rooftop based sites has been provided as part of this proposal, required under paragraph 117 of the National Planning Policy Framework. The development would therefore result in unacceptable harm to character of the site and be contrary to policies P1, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Date Decision Issued 3 April 2023

Daniela Ripa
Interim Head of Planning Services

IMPORTANT

PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE.

YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

INFORMATIVE:

For the avoidance of doubt, this decision relates to the following list of submitted plans / documents:

- 265 PROPOSED SITE ELEVATION - Dwg No
ROD21980_ROD187_95393_OL0437_GA_REV_A
- 215 PROPOSED SITE PLAN - Dwg No ROD21980_ROD187_95393_OL0437_GA_REV_A
Rev A
- 002 SITE LOCATION PLAN - Dwg No ROD21980_ROD187_95393_OL0437_GA_REV_A Rev
A
- 5G SITE SPECIFIC SUPPLEMENTARY INFORMATION AND PLANNING JUSTIFICATION
STATEMENT PREPARED BY DOT SURVEYING
- Copy of the Developers Notice and letter served on the owner(s) of the site
- ICNIRP Compliance Certificate.